



DONALD L. WOLFE, Director

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
Telephone: (626) 458-5100
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ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

March 6, 2007

IN REPLY PLEASE

REFER TO FILE: **PJ-2**

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

Dear Supervisors:

**DOCKWEILER STATE BEACH YOUTH CENTER PROJECT
REVIEW AND CONSIDER MITIGATED NEGATIVE DECLARATION
ADOPT ADDENDUM TO MITIGATED NEGATIVE DECLARATION
ADOPT MITIGATION MONITORING AND REPORTING PROGRAM
ADOPT AND ADVERTISE
SPECS. 6597; C.P. 69222
SUPERVISORIAL DISTRICT 4
3 VOTES**

**JOINT RECOMMENDATION WITH THE CHIEF ADMINISTRATIVE OFFICER AND
THE DIRECTOR OF BEACHES AND HARBORS THAT YOUR BOARD:**

1. Acting as a responsible agency, pursuant to the California Environmental Quality Act (CEQA), review and consider the enclosed Mitigated Negative Declaration prepared by the California Department of Parks and Recreation and adopted by the California State Park and Recreation Commission as part of Dockweiler State Beach General Plan Amendment Approval (Enclosure C) and an Addendum to the Mitigated Negative Declaration (Enclosure D) prepared by the County for the Dockweiler State Beach Youth Center project; find that there is no substantive evidence that the project will have a significant effect on the environment and that the Addendum to the Mitigated Negative Declaration reflects the independent judgment and analysis of the County; and adopt the Addendum to the Mitigated Negative Declaration.

2. Adopt the Mitigation Monitoring and Reporting Program (Section 2.3 of Enclosure D) to ensure compliance with the project conditions as contained in the Mitigated Negative Declaration and its Addendum to mitigate or avoid environmental effects.
3. Find that the project will have no further adverse effects on wildlife resources other than what was identified in the original Mitigated Negative Declaration, and authorize Public Works to complete and file a Certificate of Fee Exemption for the project.
4. Adopt plans and specifications for the Dockweiler State Beach Youth Center project at an estimated \$3,237,409 construction cost, funded by the General Fund, State Proposition 12 Fund, and the Vehicle License Fee Gap Loan Special Fund; and instruct the Executive Officer of the Board to advertise for bids to be received and opened on April 12, 2007, according to the Instruction Sheet for Publishing Legal Advertisements (Enclosure B).
5. Authorize the Director of Public Works to execute a Consultant Services Agreement with the apparent lowest responsible bidder to prepare a baseline construction schedule for a \$3,900 not-to-exceed fee funded by existing project funds.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTIONS

Approval of the recommended actions will allow Public Works to obtain bids for the construction of the Dockweiler State Beach Youth Center project.

The project consists of constructing a new approximately 8,800-square-foot building to accommodate Beaches and Harbors' Water Awareness, Training, Education, and Recreation (WATER) youth program, including a multipurpose classroom, warming kitchen, storage for beach vehicles and program equipment, and administration offices to manage the expanding program. When not in use by WATER, the facility will be made available to the community for meetings, weddings, and other special events during nonpeak periods of the year.

The WATER youth program provides opportunities for inner city and at-risk children to increase their awareness of ocean and beach safety through organized activities that provide skills, knowledge, and positive personal experiences. The new youth center facility will provide adequate space for the WATER youth program. Beaches and Harbors anticipates an initial 15 percent increase in youth participation in the WATER youth program.

The new youth center facility will be constructed along the beach bluff and adjacent to the existing concession and restroom building at the southern portion of Dockweiler State Beach, just south of Imperial Highway and Vista del Mar.

The proposed Consultant Services Agreement requires the apparent lowest responsible bidder to prepare a baseline construction schedule that conforms to the County's schedule specification, which is critical to successfully managing construction activities by both the contractor and the County. Bid specifications provide that if the apparent lowest responsible bidder fails to complete an acceptable schedule, the Director of Public Works may return to your Board to recommend that the bidder be determined nonresponsible and recommend awarding the Construction Contract to the next lowest responsible bidder, contingent on the bidder completing a baseline schedule that conforms to the County's specifications.

Implementation of Strategic Plan Goals

These actions meet the County Strategic Plan Goal of Children and Families' Well-Being by providing affordable professionally supervised aquatic activities for youth after school and during the summer and holidays, particularly for youth in the southern area of the County. The new youth center will also support the County Goal of Fiscal Responsibility by making the facility available for permitted private use when the facility is not in use by the County, generating projected revenues of \$50,000 per year. The California Coastal Commission has approved such use from the day after Labor Day to the day before Memorial Day.

FISCAL IMPACT/FINANCING

Your Board previously approved a base \$2,013,000 construction budget. The total project cost previously approved by your Board, including plans and specifications, plan check, construction, utility connection fees, consultant services, miscellaneous expenditures, and County services, was estimated at \$3,000,000.

In light of the rising construction costs currently being experienced throughout the construction industry, Public Works obtained an independent construction cost estimate in March 2006 that reflected an overall \$4,800,000 project budget.

Project funding for \$3,000,000 from the Safe Neighborhood Parks, Clean Water, Clean Air, and Coastal Protection Bond Act of 2000 (State Proposition 12); and \$1,800,000 from the Vehicle License Fee Gap Loan Special Fund has been included in the Fiscal Year 2006-07 Capital Project/Refurbishment Budget.

However, based on the volatility of the current construction market and revised construction durations, we anticipate that the total project cost may exceed funds that are currently allocated to the project. We are, therefore, recommending that your Board proceed with obtaining bids for construction and defer any adjustments to the project budget until the bid process has been completed. At that time, we will return to your Board with final recommendations regarding the project scope, funding, and Contract award.

The Project Schedule and Budget Summary are included in Enclosure A.

Operating Budget Impact

Following completion of the project, scheduled for October 2008, Beaches and Harbors anticipates estimated one-time start up costs of approximately \$251,000 to provide equipment, furnishings, and appliances; and an increase in ongoing operating costs of \$359,000, including staffing, supplies, leased office machines, services contracts, including janitorial and security, utilities and maintenance costs, and additional Fire Ocean Lifeguard services.

One-time costs will be funded with Fiscal Year 2006-07 Beach Savings, and any ongoing costs incurred in Fiscal Year 2007-08 will be absorbed within the Beach budget. Funding for future ongoing costs will be requested in Beaches and Harbors' Fiscal Year 2008-09 Proposed Budget Request and reviewed by the Chief Administrative Office.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

The project schedule has been extended to address comments from the California Coastal Commission and local jurisdictional agencies and to allow identification of additional funding sources for the project based on the independent cost estimate. In addition, the construction schedule has been extended by approximately seven months to reflect a more realistic construction duration based on the completed design.

The California Coastal Commission issued a Notice of Intent to Issue a Coastal Development Permit (Permit Application 5-05-179) for the project.

The Dockweiler State Beach General Plan was approved by the California Park and Recreation Commission in 1992 to establish goals and policies for the development of programs and facilities at Dockweiler State Beach that would enhance the recreational opportunities for beach visitors while protecting the beach's significant natural and aesthetic resource values.

A standard Construction Contract, in the form previously approved by County Counsel, will be used. The standard Board-directed clauses that provide for Contract termination, renegotiation, and hiring qualified displaced County employees will be included in the Contract.

The project specifications contain provisions requiring the contractor to report solicitations of improper consideration by County employees, and allowing the County to terminate the Contract if it is found that the contractor offered or gave improper consideration to County employees.

As requested by your Board on August 12, 1997, and as a threshold requirement for consideration for Contract award, bidders will be required to attest their willingness to consider Greater Avenues for Independence Program/General Relief Opportunity for Work participants for future employment.

As required by your Board, language has been incorporated into the project specifications stating that the contractor shall notify its employees, and shall require each subcontractor to notify its employees, about Board Policy 5.135 (Safely Surrendered Baby Law) and that they may be eligible for the Federal Earned Income Credit under the Federal income tax laws.

Bidders will also be required to show full compliance with Los Angeles County Code Chapter 2.200 (Child Support Compliance Program) and Chapter 2.203 (Contractor Employee Jury Service Program).

ENVIRONMENTAL DOCUMENTATION

In accordance with the CEQA, a draft Mitigated Negative Declaration to evaluate the environmental impacts associated with amending the Dockweiler State Beach General Plan for development of a youth center at the southern end of Dockweiler State Beach was prepared by the California Department of Parks and Recreation and circulated for agency and public review on April 24, 2004, for 30 days. As the lead agency, the California Department of Parks and Recreation prepared a final Mitigated Negative Declaration (Sections 7 to 13 of Enclosure C), incorporating comments and responses to the comments received during the review period, and a Mitigation Monitoring Program (Section 14 of Enclosure C) to ensure compliance with the environmental mitigation measures included as part of the final Mitigated Negative Declaration relative to water quality, biological resources, geology and soils, water usage, hazards and hazardous materials, aesthetics, noise and air quality, transportation and traffic, and safety.

On July 16, 2004, under Resolution 16-2004, the California Park and Recreation Commission adopted the Mitigated Negative Declaration (State Clearinghouse No. 2001041110), Mitigation Monitoring Program, and the Dockweiler State Beach General Plan Amendment (Enclosure C). On September 1, 2004, a Notice of Determination was filed with the Registrar-Recorder/County Clerk along with the required filing fee for the State Department of Fish and Game.

Since adoption of the Mitigated Negative Declaration by the California Park and Recreation Commission, the detailed design for the project has been completed resulting in the need for minor clarifications and technical changes to the Mitigated Negative Declaration. Therefore, as the responsible agency for carrying out the project, the County prepared an Addendum to the State-adopted Mitigated Negative Declaration and the Mitigation Monitoring Program (Enclosure D) to provide a more specific CEQA analysis based on the completed design for the project. The Addendum was prepared in accordance with CEQA Guidelines Section 15162 and supporting Sections 15070, 15096, and 15164 and includes a more detailed project description and minor technical changes to the mitigation measures associated with geology and soils and transportation and traffic. In accordance with Section 15164 of the CEQA Guidelines, no public circulation of the Addendum is required because the Addendum includes only minor technical changes and information.

Based on the Mitigated Negative Declaration and the Addendum to the final Mitigated Negative Declaration, it has been determined that the project will not have a significant effect on the environment. The recommended measures to mitigate the environmental impacts will be incorporated into the project.

A fee must be paid to Fish and Game when certain notices required by CEQA are filed with the Registrar-Recorder/County Clerk. The County is exempt from paying this fee if your Board finds that a project will have no impact on wildlife resources. The Addendum to the Mitigated Negative Declaration concludes that there will be no further adverse effects on wildlife resources other than what was originally identified in the Mitigated Negative Declaration, and the fee for Fish and Game was previously paid when the Notice of Determination for the Mitigated Negative Declaration was filed with the Registrar-Recorder/County Clerk. Therefore, it is recommended that your Board find that the project will have no further adverse effects on wildlife resources, and authorize Public Works to complete and file a Certificate of Fee Exemption along with the Notice of Determination for the project with the Registrar-Recorder/County Clerk.

In accordance with CEQA Guidelines Section 15074, Paragraph C, a copy of the Dockweiler State Beach General Plan Amendment, including Mitigated Negative Declaration and Mitigation Monitoring Program, Addendum to Mitigated Negative Declaration, and Notice of Determination will be available to the general public at Public Works, 900 South Fremont, 5th Floor, Alhambra, California 91803-1331.

CONTRACTING PROCESS

On November 4, 2003, your Board awarded an Agreement for architect/engineer services to Randall Stout Architects for a \$193,050 not-to-exceed fee. Since that time, Public Works has executed four Supplemental Agreements under delegated authority for \$48,255 for additional design services, increasing the total Contract value to \$241,305.

Advertising for bids will be in accordance with the County's standard Instruction Sheet for Publishing Legal Advertisements (Enclosure B). Following receipt of bids, scheduled for April 12, 2007, we will return to your Board for Construction Contract award.

As requested by your Board on February 3, 1998, this Contract opportunity will be listed on the Doing Business with Us website.

Participation by Community Business Enterprises in the project is encouraged through Public Works' Capital Projects' Outreach Program and by monitoring the good faith efforts of bidders to utilize Community Business Enterprises.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

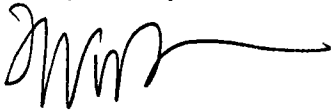
During construction, scheduled to begin in July 2007, there will be certain beach use limitations. However, construction will be scheduled to maintain a substantial level of service and access to the beach. Temporary facilities for public use will be provided during construction as required.

The Honorable Board of Supervisors
March 6, 2007
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CONCLUSION

Please return an adopted copy of this letter to the Chief Administrative Office (Capital Projects Division), Beaches and Harbors, and Public Works.

Respectfully submitted,



for DONALD L. WOLFE
Director of Public Works

DAVID E. JANSSEN
Chief Administrative Officer



STAN WISNIEWSKI
Director of Beaches and Harbors

SP:vs

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Enc. 4

cc: County Counsel
Office of Affirmative Action Compliance (Ozie Smith)
Department of Public Social Services (GAIN/GROW Program)

March 6, 2007

ENCLOSURE A

**DOCKWEILER STATE BEACH YOUTH CENTER PROJECT
REVIEW AND CONSIDER MITIGATED NEGATIVE DECLARATION
ADOPT ADDENDUM TO MITIGATED NEGATIVE DECLARATION
ADOPT MITIGATION MONITORING AND REPORTING PROGRAM
ADOPT AND ADVERTISE
SPECS. 6597; C.P. 69222**

I. PROJECT SCHEDULE

Project Activity	Scheduled Completion Date	Revised Completion Date
Award Design Contract	11/04/03*	
Execute Design Contract	11/24/03*	
Schematic Design	03/25/04*	
Design Development	06/04/04*	
Construction Documents	12/22/05*	
Jurisdictional Approvals	12/11/06*	
Construction Contract Award	01/04/05	05/29/07
Construction Start	02/14/05	07/10/07
Substantial Completion	10/11/05	10/02/08
Final Acceptance	11/29/05	12/31/08

* Actual completion date

II. PROJECT BUDGET SUMMARY

Budget Category	Board-Approved Project Budget	Current Project Budget
Plans and Specifications		
Basic Design Services	\$ 128,487	\$ 128,487
Construction Administration	44,563	68,983
Additional/Reimbursable Services	<u>20,000</u>	<u>83,055</u>
Total Plans and Specifications	\$ 193,050	\$ 280,525
Plan Check	\$ 25,000	\$ 25,000
Construction Contract	\$2,013,000	\$3,189,364
Change Order Contingency	201,300	318,936
Utility Connection Fees	<u>35,700</u>	<u>50,000</u>
Total Construction	\$2,250,000	\$3,558,300
Equipment	\$ 0	\$ 25,000
Other Consultant Services	\$ 92,000	\$ 198,445
Miscellaneous Expenditures	\$ 8,000	\$ 8,000
County Services	\$ 431,950	\$ 704,730
TOTAL	\$3,000,000	\$4,800,000

March 6, 2007

ENCLOSURE B

**DOCKWEILER STATE BEACH YOUTH CENTER PROJECT
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PUBLISHING LEGAL ADVERTISEMENTS: In accordance with the State of California Public Contract Code Section 20125, you may publish once a week for two weeks in a weekly newspaper or ten times in a daily newspaper. Forward three reprints of this advertisement to Architectural Engineering Division, Department of Public Works, 900 South Fremont Avenue, 8th Floor, Alhambra, California 91803-1331.

**OFFICIAL NOTICE
INVITING BIDS**

Notice is hereby given that the Director of Public Works will receive sealed bids for furnishing all materials, labor, and equipment required to complete construction for the following work:

<u>SD</u>	<u>SPECS.</u>	<u>PROJECT</u>	<u>BID DOC. FEE</u>	<u>DATE OF BID OPENING</u>
4	6597	Dockweiler State Beach Youth Center Project 12503 Vista del Mar Los Angeles, CA 90245	\$50	04/12/07

Copies of the project manual and drawings may be obtained at the Cashier's Office, Department of Public Works, Mezzanine Floor, 900 South Fremont Avenue, Alhambra, California 91803, for the fee stated above. For bid information, please call Ms. Kathleen Gandara of Architectural Engineering Division at (626) 458-2587. Each bid shall be submitted on the required form, sealed, and filed at the Cashier's Office no later than 10:45 a.m. on the date indicated. Bids will be publicly opened, examined, and declared by Public Works at 11 a.m. on this date in Conference Room D, 1st Floor, at 900 South Fremont Avenue, Alhambra, California 91803.

Bids must conform to the drawings and project manual and all bidding requirements. This project requires the prime contractor to possess an A or B license classification at the time of bid. The contractor should verify to his/her satisfaction that he/she holds the correct license for this type of project.

February 20, 2007

OTHER INSTRUCTIONS

The County supports and encourages equal opportunity contracting. The contractor shall make good faith efforts as defined in Section 2000 of the Public Contract Code relating to contracting with Community Business Enterprises.

The Board of Supervisors reserves the right to reject any or all bids or to waive technical errors and discrepancies in bids submitted in the public's interest.

Si necesita información en Español, por favor llame al telefono (626) 458-2563.



Upon 72 hours notice, the Department can provide program information and publications in alternate formats or make other accommodations for people with disabilities. In addition, program documents are available at our main office in Alhambra (900 South Fremont Avenue), which is accessible to individuals with disabilities. To request accommodations ONLY or for more ADA information, please contact our departmental ADA Coordinator at (626) 458-4081 or TDD (626) 282-7829, Monday through Thursday, from 7 a.m. to 5:30 p.m.



Con 72 horas de notificación, el Departamento puede proveerle información y publicaciones sobre el programa y formatos alternativos o hacer adaptaciones para incapacitados. Además, documentación sobre el programa está disponible en nuestra oficina principal en Alhambra (900 South Fremont Avenue), la cual es accesible para individuos con incapacidades. Para solicitar adaptaciones SOLAMENTE o para mas información del ADA, pongase en contacto con nuestro Coordinador del ADA del Departamento al (626) 458-4081 o TDD (626) 282-7829, de lunes a jueves de las 7 a.m. a 5:30 p.m.

By order of the Board of Supervisors of the County of Los Angeles, State of California, dated March 6, 2007.

Specs. 6597

SACHI A. HAMAI, EXECUTIVE OFFICER
OF THE BOARD OF SUPERVISORS
OF THE COUNTY OF LOS ANGELES

March 6, 2007

ENCLOSURE C

**DOCKWEILER STATE BEACH YOUTH CENTER PROJECT
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**DOCKWEILER STATE BEACH GENERAL PLAN AMENDMENT
(INCLUDING MITIGATED NEGATIVE DECLARATION AND MITIGATION
MONITORING PROGRAM)
(STATE CLEARINGHOUSE NO. 2004041110)**

March 6, 2007

ENCLOSURE D

**DOCKWEILER STATE BEACH YOUTH CENTER PROJECT
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ADOPT ADDENDUM TO MITIGATED NEGATIVE DECLARATION
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SPECS. 6597; C.P. 69222**

ADDENDUM TO MITIGATED NEGATIVE DECLARATION